

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
MAY 20, 2014 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Moriarty, Brady, Everett
Alternates Present: Brewer, Levenson
Absent: Kimenker, Somers
Staff: Quinn, Galetta

Chairperson Moriarty called the meeting to order at 7:02 p.m. and sat Brewer for Kimenker and Levenson for Somers.

MOTION: To waive the reading of the hearing procedure.

Motion made by Everett seconded by Brady, so voted unanimously.

Brady read the call of the hearing.

I. PUBLIC HEARINGS

HDC 14-17 – 154 Clift Street; Donna Zyry, owner; Norton Wheeler, applicant; Replace roof. PIN #261914323848

Norton Wheeler of Mystic River Building Co. presented to the Commission for Donna Zyry owner of 154 Clift Street. He is proposing to put a new roof on the rear section of the house and increase the roof pitch for this section to just underneath the existing main roof soffit. All materials will match the existing ones. The Commission felt this would make the roof pitch more traditional.

The following exhibits were presented:

- Photographs

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:09 p.m.

HDC 14-18 – 32 West Main Street; Mom Jerry & Jerry LLC, owner; Chilton Dodson, applicant; Front windows and cooler. PIN #261918410043

Chilton Dodson, the new owner of Azu Restaurant, and Carol Upright, an owner of the building, presented to the Commission regarding 32 West Main Street. They are requesting approval for existing windows and a walk-in cooler. Staff noted that an approval for the windows was issued in 2005; however, the Commission at that time did not approve of the hardware. Staff believes the existing windows are the same ones that were approved. Staff also noted that the cooler was originally sitting free-standing in the parking area. The former tenant moved the cooler up to the building so that it could be accessed without going outside. Additionally, the health department did not approve of the cooler in the parking area. There are no plans to change the cooler. The applicant is simply seeking an approval of the windows and cooler as they exist. The applicant provided digital photographs for the Commission but did not have prints. Therefore, Chairperson Moriarty decided to recess the hearing to allow the applicant the opportunity to obtain printed photographs.

The public hearing was recessed at 7:20 p.m. and reopened at 7:52 p.m.

The Commission reviewed the photographs and discussed the door/windows and hardware.

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 8:02 p.m.

The following exhibits were presented:

- Photographs
- Plot plan
- Property card
- Drawings

HDC 14-19 – 38 Pearl Street; John Butler, owner/applicant; Replace windows. PIN #261918421256

Denise Nott of Nutmeg Building & Remodeling and Joan Butler, owner of 38 Pearl Street, presented to the Commission to propose replacement windows for the house. The homeowner has chosen an Anderson 200 Woodwright Series window. The windows are vinyl clad with white exterior, wooden interior, and permanently adhered grills. There will be no change in size or grill patterns.

The following exhibits were presented:

- Photographs
- Window example
- Window brochure

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:25 p.m.

HDC 14-20 – 12 Ashby Street; June & Arthur McDonough, owners; Town of Groton, applicant; Retaining wall & fence. PIN #261806391716

Engineer Debralyn Marshall-Baker, of the Town of Groton Public Works Department, appeared before the Commission to propose the replacement of a timber retaining wall with a concrete retaining wall at 12 Ashby Street. The property, which is owned by June and Arthur McDonough, has a severe drainage problem which the Town is working to fix. The new wall will be a segmental unit block wall made from Versa-lok. The wall will be 1' higher than the existing one to maintain public safety and will be approximately 30' long. A sawn picket fence will be used for the top of the wall. The fence will match the existing fence in front of the house.

The following exhibits were presented:

- Photographs
- Sample Versa-lok
- Drawings

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:34 p.m.

The public hearing portion of the meeting was closed at 7:34 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 14-17 – 154 Clift Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett seconded by Brewer, so voted unanimously. Issued Certificate of Appropriateness #1935

HDC 14-18 – 32 West Main Street

MOTION: To grant a Certificate of Appropriateness with stipulations.

Motion made by Brady seconded by Moriarty, so voted unanimously. Issued Certificate of Appropriateness #1938

HDC 14-19 – 38 Pearl Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett seconded by Brady, so voted unanimously. Issued Certificate of Appropriateness #1936

HDC 14-20 – 12 Ashby Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Levenson seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #1937

III. PRE-APPLICATION HEARINGS

Allyson Paquette appeared before the Commission to request additional signage for her store which is located at 40 West Main Street. The sign will be made from vinyl graphics and located above the doorway. The Commission requested photographs and details of the signage for the public hearing.

Brian Kent, of Frost and Kent Landscape Architects represented Leah Hartman the owner of 105 River Road. The applicant is trying to improve the driveway condition which is quite narrow. Currently the only way to exit the driveway is to back out and it is difficult to get a clear view of the roadway. This proposal is to provide a parking area under an existing deck. Essentially it will be a carport. The existing driveway is 10' wide and will remain so. Belgian blocks will be used to create a driveway apron. The drive will end at corner of house where a natural stone retaining wall will be added. The applicant is also proposing a second parking space near the front door. A grass paver will be used that will retain the look of the existing lawn but will be hard so a car may be parked on it. Also being proposed is a white picket fence to screen parking area and back yard.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES OF May 6, 2014

MOTION: To approve the minutes of May 6, 2014.

Motion made by Everett, seconded by Brewer, so voted unanimously.

VI. OLD BUSINESS – None

VII. NEW BUSINESS

The Commission discussed creating a written list of items for applicants to have for their presentations.

VIII. ADJOURNMENT

Motion to adjourn at 8:08 p.m., made by Levenson, seconded by Moriarty, so voted unanimously.

Todd Brady, Secretary
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II